



City of Annapolis

Department of Planning & Zoning

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Planning Commission

October 3, 2013

The Planning Commission (PC) of the City of Annapolis held its regular meeting on October 3, 2013 in City Council Chambers. **Chair** Dr. Harris called the meeting to order at 7:00p.m.

Commissioners Present: **Chair** Dr. Eleanor Harris, **Vice Chair** William Herald, David Iams, Robert Waldman
David DiQuinzio

Staff Present: Jon Arason, Gary Elson, Kevin Scott

Vice Chair Herald moved approval of the updated agenda. Mr. Iams seconded the motion. **Passed 4-0.**

B. APPROVAL OF MINUTES

September 5, 2013 Meeting Minutes

Mr. DiQuinzio moved approval of the minutes as written. **Vice Chair** Herald seconded the motion.

Passed 4-0.

C. PUBLIC HEARING

1. Ordinance O-30-11, ZTA2011-010

Mr. Arason described Ordinance O-30-11 that proposes to amend Section 21.04.020 by deleting subsection D that relates to contiguous lots. He provided background on this ordinance indicating that City Council adopted Ordinance O-23-05 in April 2006 that prohibited the Planning Director from granting administrative adjustments for lots that did not meet the minimum lot width and area requirements. It also merged contiguous lots under one owner to prevent the transfer of lots for separate development and required that any remaining lots meet all the area width setback requirements. It did allow development if the projects met all the requirements. Ordinance O-30-11 will remove the prohibitions restoring the requirements that were in place prior to 2006. Staff recommends approval of Ordinance O-30-11 with an amendment to remove "except lot width" and delete references to lot width from Section 21.04.020.d.2.

Public testimony opened at 7:24pm and those speaking on the agenda item are noted below.

Name	Address	In Favor	In Opposition
Charles Ernest	403 Melvin Avenue	X	
Nancy Ernest	403 Melvin Avenue	X	
Dr. Kurt Riegel	307A Monterey Avenue	X	

Chair Dr. Harris accepted the following exhibits into the record.

Exhibit Number	Exhibit Type
1	Staff Memorandum dated May 14, 2013 with attachments
2	Dr. Kurt Riegel Letter

No one else from the public spoke in favor or opposition to the ordinance so **Chair** Harris declared the public testimony closed.

Mr. DiQuinzio moved to recommend approval of Ordinance O-30-11 incorporating the changes as recommended by staff in the staff report dated May 14, 2013. Mr. Iams seconded the motion.

Passed 4-0.

Chair Harris thanked Mr. and Mrs. Ernest for their perseverance and the professional manner by which this matter was handled.

2. VEN, LLC Site Design Plan Review – SD2013-030

Mr. Scott presented the site design plan review application by VEN LLC. The property is located in the WME district and single family dwellings are deemed nonconforming in this district so maybe approved if they meet the requirements of the R2NC zoning. He noted that in the R2NC district any house greater than 3250 square feet require PC review and the existing house is 4674 square feet. The proposed modifications will add 648 square feet for a total square footage of 5322. The applicants are proposing to enclose a porch on the second floor; add some dormers; adjust the sizing; modify the front entry; and make some interior renovations. The applicant has addressed the design criteria for R2NC so staff recommends approval as submitted.

Leo Wilson, Architect, reiterated that the code requires that houses larger than 3250 square feet in the WME meet the R2NC requirement for PC review. He discussed the comments from the Eastport Civic Association (ECA) that relate to the oval windows indicating that they were removed. The second comment related to the existing chimney and its view by the surrounding neighbors. The scale of the chimney and the height has been reduced in response to those comments. He briefly discussed the proposal and the photographs provided. He pointed out the concessions regarding the stairs and shaded patio on the waterfront side.

Public testimony opened at 8:15pm and no one from the public spoke in favor or opposition of the application so **Chair** Harris declared the public hearing closed at 8:16pm.

Chair Dr. Harris accepted the following exhibits into the record.

Exhibit Number	Exhibit Type
1	Staff Memorandum dated September 26, 2013 with attachments
2	Photographs and Plans for VEN, LLC Residence
3	Notice of Posting Documentation
4	Email from Leo Wilson dated 10/3/13 Mailings within 200-feet

Vice Chair Herald moved approval of the VEN, LLC application as presented. Mr. Iams seconded the motion. **Passed 4-0.**

D. Adoption of Findings

1. Ordinance, #O-19-13, ZTA

Mr. DiQuinzio moved approval of the findings as amended. **Vice Chair** Herald seconded the motion. **Passed 4-0.**

2. Ordinance, #O-30-11, ZTA2011-010

Mr. DiQuinzio moved approval of Ordinance O-30-11 subject to incorporating the changes as recommended by staff in the memorandum dated May 14, 2013. Mr. Iams seconded the motion. **Passed 4-0.**

Mr. Waldman moved to adjourn the meeting at 8:31pm. Mr. DiQuinzio seconded the motion. **Passed 4-0.**